

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
QUESNEL GREGORY M QUESNEL MEGHAN K 91 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381106_2849458												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	173700		173,700											
												RES LAND		101	101300		101,300											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700											
				SUPPLEMENTAL DATA																								
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
												Total		275,700		275,700												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
QUESNEL GREGORY M ANDERSON MEGHAN K, O ROURKE,DEVIN MORGAN,BRUCE A & WEFERLING MARION M HEIRS +,				19407 0031		08-22-2012		U		I		100		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed	
				17257 0419		04-23-2008		U		I		229,000				2023		101	159,600	2022		101	141,000	2021		101	135,400	
				13532 0190		08-21-2003		U		I		185,000						101	92,200			101	83,800			101	77,500	
				10468 0529		09-30-1998		U		I		112,000						101	400			101	400			101	400	
				02315 0515		06-11-1954		U		I		0																
														Total		252,200		Total		225,200		Total		213,300				
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int													
Total																												
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name						Tracing			Batch																	
0001								101			MA																	
NOTES																												
																Appraised BLDG. Value (Card)										173,700		
																Appraised Xf (B) Value (Bldg)										0		
																Appraised Ob (B) Value (Bldg)										700		
																Appraised Land Value (Bldg)										101,300		
																Special Land Value										0		
Total Appraised Parcel Value										275,700																		
Valuation Method										C																		
Adjustment																												
Net Total Appraised Parcel Value										275,700																		
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY												
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result				
201500084		01-13-2015		8	RENOVATION		11,850		04-24-2015		100		04-24-2015		REPLACE PLASTE		04-24-2015					317	15	PERMIT VISIT				
201200425		02-16-2012		1	PORCH		3,000				0				SUNROOM OVER E		06-05-2013					105	15	PERMIT VISIT				
188		06-30-2011		42	REPAIRS		3,835								FOUNDATION DUP		05-11-2012					317	15	PERMIT VISIT				
136		01-01-1986		MN	Manual Note										REMODEL		03-09-2012					317	15	PERMIT VISIT				
94		01-01-1983		MN	Manual Note										POOL-A		01-27-2012					317	16	FIELDREV CHG				
																	03-24-2004					250	22	MAILER SENT				
																	10-07-2003					274	2	MEASURED				
LAND LINE VALUATION SECTION																												
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value			
1	101	ONE FAM		RC				13,676	SF	8.23		1.000	5	LAND	1.00	MA	1.00			0 TRF2			0.9	1.000	7.41	101,300		
Total Card Land Units								0.31	AC	Parcel Total Land Area: 0.31								Total Land Value										101,300

Property Location 91 PROSPECT ST
 Vision ID 1950 Account # 1986

Map ID 27/ 152/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/13/2023 9:23:32 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		100.14
Interior Floor 2	4	CARPET	RCN		248,191
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1910
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	4		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		173,700
FBM Sqft	588		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	80	12.00	2014	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	840		23.22	19,502	
EFB	ENCL PORCH	0	168		58.04	9,751	
FFL	1ST FLOOR	840	840		116.09	97,512	
OPF	OPEN PORCH	0	42		11.06	464	
SFL	2ND FLOOR	840	840		116.09	97,512	
UAT	UNFIN ATTC	0	840		23.22	19,502	
WDK	WOOD DECK	0	168		23.49	3,947	
Ttl Gross Liv / Lease Area		1,680	3,738			248,191	

